

CITY COMMISSION

WORK SESSION MINUTES

October 26, 2021

6:30 p.m.

PRESENT: Commissioners Chilton, Estrop Copeland, O'Neill, and Rue; City Manager Heck and Deputy Service Director McDermott.

Guests via Zoom: Ed DeTullio of Densman Design Management, Kevin Parzych of Gunzelman Architecture + Interiors, and David Guappone of G2 Planning & Design.

HONORABLE COMMISSIONERS:

The following was discussed at the October 26, 2021, work session:

1. Mr. Heck reviewed the repairs needed for City Hall's underground parking garage. Portions of the outdoor plaza serve as the parking garage's roof. The membrane under the concrete acting as a water barrier typically has a 25-year lifespan and the existing membrane has been in place over 40 years. Repair work involving the plaza and garage is a good time to look at reinventing the plaza as a more useful space.

Mr. Detullio shared photos of the parking garage where water has leaked into the garage and damaged the concrete. Repairs can be made to the concrete, but the barrier membrane must be replaced to stop further damage.

Mr. Parzych displayed photos of the existing plaza and renderings of updated spaces that would be more usable along with examples of landscaping, seating, and lighting.

Mr. O'Neill asked if the existing food truck space would remain usable. Mr. Heck noted the food truck area was recently improved with a ramp, new lighting and additional seating. This area is not over the parking garage and does not require repairs.

Mr. Heck also noted the former E.F. Hutton building was recently acquired by a new owner and work begun on a new fire suppression system and stairways along with repaired windows. The new owners plan to market the space for office use.

Dr. Estrop suggested including the new owners of the E.F. Hutton building on the plaza discussions. Mr. Heck noted they have been notified and are aware of the plans to upgrade the plaza space.

Mr. Rue stated the updates would continue to attract businesses to the downtown area.

Mr. O'Neill asked if access through the parking garage was still available to the other building, and Mr. Heck stated that the access would remain.

2. On motion of Mr. O'Neill, seconded by Mr. Rue, the meeting adjourned.

Yeas, Mr. Copeland, Dr. Estrop, Mr. O'Neill, Mr. Rue and Mrs. Chilton.

Yeas 5, Nays 0.

Adj. 6:49 p.m.

Respectfully submitted,



Jill R. Pierce, Clerk of the City Commission